TREDYFFRIN TOWNSHIP
ZONING HEARING BOARD
Dan McLaughlin, Robyn Forbes Drucker, Bradford Murphy

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of Tredyffrin Township will hold a public hearing at the Township Building, 1100 DuPortail Road, Berwyn, PA on Wednesday, November 18, 2026, at 7:00 pm to hear and potentially take action on the following:

Appeal #2026-26: Application of Benjamin Sautner, 114 Dayleview Rd, Berwyn, PA 19312 (Tax Parcel # 43-10J-55), located in the R-2 Residential District for a variance from Section 208-26.B to exceed the maximum building coverage of 20% to 33.9% where 30.4% is existing; a variance from Section 208-26.C to exceed the maximum impervious coverage of 40% to 53.2% where 49.7% is existing; and any other relief that may be required. **(CONTINUED FROM OCTOBER 22, 2026)**

Appeal #2026-31: Application of Mark & Marcia Langerhans, 1063 Yellow Springs Rd, Malvern, PA 19355 (Tax Parcel # 43-4H-13.14), located in the R-1/2 Residential District for a variance from Section 208-18.D to permit the construction of porch addition with a front yard setback of 23 feet where 40 feet is required; and any other relief that may be required.

Appeal #2026-32: Application of Gregg & Amanda D'Ascanio, 1806 Hawkweed Way, Malvern, PA 19355 (Tax Parcel # 43-4-225), located in the R-1/2 Residential District for a variance from Section 208-18.C to exceed the maximum impervious coverage of 15% to 30.3% where 24.4% is existing; a variance from Section 208-18.F for a rear yard setback of 14.4 feet where 40 feet is required to permit the construction of pool, patios/decks, walls, and walks; and any other relief that may be required.

Appeal #2026-33: Application of Residences at Valley Forge, LLC, 600 Swedesford Rd, Berwyn, PA 19312 (Tax Parcel #43-5-53.1 & #43-5-53.2), located in the C-2 Commercial District for a variance from the Section 208-61.B (footnote 1), to allow a reduced amount of commercial retail space to be provided on the Development Tract on the ground floor in conjunction with leasing the existing dwelling units previously approved as long-term hotel rental units as a dwelling: multi-use development; a variance from Section 208-103.B(C)(2) to allow the existing level of parking on the Development Tract to continue to serve the dwelling: multi-use development; and any other relief that may be required.

Appeal #2026-34: Application of Lance & Susan Sabouni, 788 Old State Rd, Berwyn, PA 19312 (Tax Parcel # 43-10C-22.24), located in the R-1 Residential District for a variance from Section 208-22.B to exceed the maximum building coverage of 20% to 28.78% where 28.11% is existing in order to construct an addition; and any other relief that may be required.